



ADMINISTRATIVE HEARING MINUTES

April 15, 2020

Cottonwood Heights Community and Economic Development Director, Michael Johnson held an Administrative Hearing Meeting on **Wednesday, April 15, 2020 at 12:00 p.m.** In view of the current COVID-19 pandemic, this meeting occurred electronically, without a physical location, as authorized by the Governor's Executive Order 2020-05 dated 18 March 2020. The public was able to remotely hear the open portions of the meeting through live broadcast by connecting to <http://mixlr.com/chmeetings>

Staff Present: CED Director Michael Johnson, Assistant Planner Samantha DeSeelhorst, Planner Andrew Hulka, Senior Planner Matthew Taylor, Deputy City Recorder Heather Sundquist

Others Present: Applicant Michael & Bridgette Higgins

Community and Economic Development Director Michael Johnson called the meeting to order and welcomed those attending the meeting via Zoom.

Business Items

1.1. (Project CUP-20-007)

Request from Michael and Bridgette Higgins to construct an 8-foot fence on their east property line at 2247 E Tompkins Dr.

Assistant Planner Samantha DeSeelhorst shared a PowerPoint presentation and gave an overview of the project. Samantha stated that staff received an updated narrative and site photos to address the neighbor's concerns from the previous meeting;

1). Why is the 8 foot height needed?

- Neighboring properties to the rear are at a higher grade
- Neighboring homes to the rear have elevated doors and windows
- An 8 foot fence would provide needed privacy by shielding these doors and windows

2.) Why is this fence a solution to conflicting fencings aesthetics?

- Applicant attempted to coordinate a single fence project among neighbors, but there wasn't interest
- Applicant is now attempting to mitigate the various fence materials visible in their yard with a single fence style
- The proposed fence is the same material on both sides

3.) Will this fence have a negative impact on adjacent properties?

- Expands upon existing 8 foot fence
- Built solely on applicant's property
- Utilizes a durable, well-favored materials

Assistant Planner DeSeelhorst received one Public Comment for this hearing. The comment was emailed to staff prior to the hearing by John and Kathy Kaloudis. They agreed with the need for privacy at this

location and confirmed the 8-foot fence as the most reasonable solution. They also suggested the City plant trees or fund a single fencing project as a mitigation effort

Staff is recommending approval of the fence request based on the facts and findings within the staff report.

CED Director Michael Johnson had (2) questions and asked the applicants to address them.

- 1.) Would the 8 foot fence proposed match the fence shown in the presentation?
Yes, it will match. Some points might be slightly higher due to the landscape
- 2.) Could they clarify if the existing fence is on the property will be removed or will it remain?
They removed their fence on their property

After clarification of the remaining questions, Director Johnson agreed with staff findings and approved the application for an 8 foot fence.

Samantha DeSeelhorst explained the remaining steps of the process including applying for a building permit.

2.0 Consent Agenda

2.1. Approval of Minutes for March 11, 2020 and April 15, 2020.

Minutes for both meeting were approved, subject to the procedure for approving current meeting minutes as listing in the staff report.

The meeting was adjournment at 12:15 pm